

REQUEST FOR COUNCIL ACTION

MEETING

DATE: October 6, 2003

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-7
ITEM DESCRIPTION: <u>Pebble Creek</u> <u>General Development Plan.</u>		PREPARED BY: Phil Wheeler, AICP, Planning Director

October 2, 2003 NOTE: See GDP Information included in previous SD hearing.

Background:

The Rochester Planning and Zoning Commission conducted a hearing on the proposed Pebble Creek Special District and General Development Plan at its regularly scheduled meeting of September 24, 2003, and voted 7-0 to recommend approval of the proposed Special District and General Development Plan with the following conditions:

1. Submittal of Character Intent Images for residential dwelling types. The purpose of this submittal is to provide a basis for reviewing architectural mix requirements in the NRD and URD at the time of permit approval. This can easily be resolved prior to Council action on the Special District and GDP, possibly by requiring an updated list of character intent images to be submitted with preliminary plats.
2. Preparation of a Development Agreement addressing underlying standards and the effective duration of special district approval. This is addressed in the Special District text by reference and is a joint responsibility of the City and the Applicant.
3. The applicant will need to agree to stormwater management charges applying to the property based on land use. These charges will provide credit for maintenance of the storage capacity of the wetlands and waterway.
4. Provision for construction and maintenance of the "Future Potential Trail" and midblock signage. The Development Agreement should provide for dedication of the trail area and construction of the trail and signage.
5. The applicant will need to agree to maintain the viability of any wetlands intended to be dedicated to the City and to enter into an Ownership & Maintenance Agreement, drafted by the City, in the event a decision is made through the development process that the Outlot(s) containing the wetlands will remain in private ownership.
6. Dedication of controlled access will be required through the platting process for the entire frontages of the perimeter roadways, with the exception of any approved public streets access locations. No direct private driveway access will be permitted to any of the perimeter roadways. Additional Controlled Access will be required within 200 feet of 'A' & 'E' street intersections with any of the perimeter roadways, within 150 feet of 'B' street intersections of any perimeter roadway, and within 35 feet from the intersections of any other public roadway with a perimeter roadway.
7. The southerly access to 60th Ave NW should be shifted to line up directly across from the access in the Kingsbury Hills development as was shown on the previous Special District / GDP Plan for Pebble Creek.
8. Any realignment on this Property of Valleyhigh Rd NW and the intersection with 60th Ave NW shall be consistent with the "60th Ave NW Corridor Management Plan", and may impact the proposed southerly access to 60th Ave NW. In the event the approved Corridor Plan shows the realigned intersection of Valleyhigh Rd NW & 60th Ave NW to be south of this Property, the southerly access to 60th Ave NW shown on the revised Special District GDP plan shall be eliminated.

Recommendation:

The staff recommends approval of the Special District and General Development Plan included in the attached staff report.

Council Action Needed:

1. If the Council wishes to proceed, it should instruct the City Attorney to prepare an ordinance that can be adopted. The Council's decision must be supported by findings based on the criteria listed in the Rochester Zoning Ordinance and Land Development Manual (see attached staff report).

Distribution:

1. City Administrator
2. City Clerk
3. City Attorney
4. Planning Department File

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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